

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- July 12, 1967

Appeal No. 9289 National Association of Broadcasters, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on July 19, 1967.

EFFECTIVE DATE OF ORDER - Sept. 22, 1967

ORDERED:

That the appeal for permission to erect office building with roof structures in accordance with Section 3308 and a variance from Paragraph 3308.22 to permit increase in floor area ratio not to exceed 0.29 at 1771 N Street, NW., lot 76, square 158, be granted.

FINDINGS OF FACT:

- (1) The subject property is located in an SP District.
- (2) It is proposed to erect a seven story office building with basement parking and a roof structure to house an all-electric system and housing a combination of stairway, elevator machine room and other mechanical equipment.
- (3) The lot area is 14,100 square feet and the gross floor area of the building is 8,427 square feet, with an FAR of 4.18.
- (4) The area of the roof structure is 4,091 square feet with an FAR of 0.29.
- (5) The material and color of the street facade of the building will be travertine marble, bronze glass spandrels and windows and dark bronze duranodic aluminum trim. The material and color of the roof structure will be baked enamel panels of dark bronze duranodic tone.
- (6) All required penthouse louvres will blend with the penthouse panels.
- (7) This appeal was filed and heard under plan by Mills, Petticord & Mills, architects, drawings No. 1, 2, 2, 2 and 5, approved by Mr. Arthur P. Davis, architect-member of the Board, on August 19, 1967.
- (8) The applicant states that this is a small site and the proposed building will have an elliptical front, thus it is not possible to accommodate the bulky equipment in the penthouse on one level without double-decking. After the required setback for penthouses, the applicant cannot meet the 0.25 FAR of the Regulations.

(9) No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that the appellant has shown a hardship within the meaning of the Zoning Regulations sufficient to permit the requested excess in roof structure FAR, and that the requested relief may be granted without substantial detriment to the public good and without impairing the purpose or integrity of the zone plan as embodied in the Zoning Regulations and Map.

We conclude that the roof structures of this proposed office building will harmonize with the street frontage of the building in architectural character, material and color. The roof structures are in harmony with the purpose and intent of the Regulations and will not tend to adversely affect the use of nearby and adjoining property .